

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 11, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:36 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance were:

Todd Matson
Craig Nicholson
Nathan Walter (Board members Laura Foster and Arthur Munoz absent)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **February Board Meeting minutes** (2/18/10) were reviewed and **approved** as presented.

Treasurer's Report:

	February '10	YTD
Total Income	\$67,903.74	\$130,493.74
Operating Expenses	27,696.74	51,604.98
Reserve Expenditures	0	3,329.23
Total Expenditures	27,696.74	54,934.21
Transfer to Reserve	(40,207.00)	(75,559.53)
Transfer from Reserve	0	0
Total in Savings	\$952,054.82	
Total Assets	\$985,094.04	

James N. reported Operating Expenses are approximately 4.7% below budget.
The February Treasurer's Report was unanimously **accepted** as presented.

Landscaping

James N. reported Progressive Landscaping and Enviroscaping were notified of the change in contract (to Enviroscaping) for Grove landscaping. Progressive's contract ends Mar. 31, 2010.

Old Business

The Board addressed:

- **Board Election 2010:** Second secret ballots will be counted at the Re-reconvened Meeting, on Apr. 8, 2010; approx 95 ballots received as of Mar. 11, 2010.
- **Water leak** (unit 247): discussed legal opinion on repair responsibility (Homeowner responsible for repair per attorney Jim Smith); Craig N. has sought a second legal opinion and will have results in writing for the Board.
- **Tank-less water heater** (unit 353): discussed Owner-proposed options for building modifications for installation of tank-less heater or water softening system; Nathan W. will present specific proposal to the Board at another meeting.

- **Dry rot repair** – none at this time.
- **Roof leak** (unit 104): owner reported moisture/water in unit, James N. replied, asking for more information, no Homeowner reply subsequently received.
- **Building 7606 improvements:** James N. reported structural engineering plans are being created, according to structural engineer, they hope to have plans submitted to City of Goleta the week of Mar. 22, 2010.
- **Entry gate system:** no proposal yet received from Consolidated.
- **Trash enclosure upgrade:** No decision made at this time.

No other Old Business

New Business

Items addressed:

- **Phase I additional parking spaces:** Board removed item from agenda – no practical solution possible at this time.
- **Large tree concern** (bldg. 7630/219): James N. awaiting final recommendations from arborists.
- **Liens recording:** Board approved recording lien on unit #79-690-16 for fees in arrears.
- **Foreclosure:** Board acknowledged initiating foreclosure on unit #079-690-06-00, Feb. 18, 2010.
- **Rental policy:** discussed enforcement of Owner-occupied By-law; James N. will send letters to units #352, 252, 253, in question of violation, requesting proof of compliance.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:17PM.

The next Board meeting is scheduled for **Thursday, April 8, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe